



Frontloading the development management system consultation
Development Management Branch
Planning Division
Welsh Government
Cathays Park
Cardiff CF10 3NQ

15 January 2015

Dear Sir / Madam,

Consultation on Frontloading the development management system

Thank you for the opportunity to comment on this consultation paper.

The Chartered Institute for Archaeologists

The Chartered Institute for Archaeologists (ClfA) is a professional body for the study and care of the historic environment. It promotes best practice in archaeology and provides a self-regulatory quality assurance framework for the sector and those it serves. The Institute was granted a Royal Charter of Incorporation on 03 June 2014

ClfA has over 3,150 members and more than 70 registered practices across the United Kingdom. Its members work in all branches of the discipline: heritage management, planning advice, excavation, finds and environmental study, buildings recording, underwater and aerial archaeology, museums, conservation, survey, research and development, teaching and liaison with the community, industry and the commercial and financial sectors.

ClfA's Wales / Cymru Group has over 300 members practising in the public, private and voluntary sector in Wales.

Frontloading the development management system

General

CIfA supports the promotion of frontloading in the Development Management System.

The early consideration in the planning process of issues affecting the historic environment is key not only to the effective management and protection of historic assets but also to facilitating the timely delivery of sustainable development.

Specific Questions

Question 1: Do you agree that all “major” development should be subject to pre-application consultation?

1.1 Yes. Indeed, we would go further and suggest that consideration should be given to making other development in sensitive locations (for instance, on or affecting sites of archaeological interest as defined in Article 1(2) of the Town and Country Planning (General Permitted Development) Order 1995) subject to pre-application consultation.

1.2 Although the scale of development is often used as indicator of the likely level of impact of development, this does not always hold true in relation to the historic environment. Development, even when relatively minor in scale, can cause disproportionate damage to, or destruction of, archaeological remains, particularly when groundwork is involved.

Question 2: Do you agree that the issue of neighbour letters and site notices should follow the guidance in Circular 32/92? If not, how should the notification process operate?

2.1 No comment.

Question 3: Do you agree that 21 days is an appropriate timescale to allow responses to pre-application consultation?

3.1 No comment.

Question 4: Would LPA offices be an appropriate location for viewing a hard copy of the plans and supporting information? If not, where should hard copies of plans and supporting information be made available for public viewing?

4.1 Yes.

Question 5: Do you agree that 21 days is an appropriate timescale for consultees to respond?

5.1 In many cases this may be an appropriate timescale to comment on issues relating to the historic environment provided that sufficient information is provided by the developer. However, more complex cases may require further time to provide meaningful and constructive comments and there needs to be flexibility to allow for this.

Question 6: Should provision be made for a time extension when this is agreed in writing between the developer and consultee?

6.1 Yes.

Question 7: Are there any other issues that should be included in the pre-application consultation report? If so, please identify these issues and explain why they should be included in the PAC.

7.1 No.

Question 8: Do you agree that the information specified in paragraph 3.4 will be sufficient to allow the LPA to respond?

8.1 Where development impacts upon the historic environment, only if 'Plans, additional supporting information and reports that will assist the LPA to provide a helpful, focussed response' in paragraph 3.4(v) includes material with regard to historic assets such as a historic environment desk-based assessment (see <http://www.archaeologists.net/sites/default/files/node-files/DBA2012-New Format.pdf>).

Question 9: Do you agree that LPAs should maintain spatial records of pre-application enquiries?

9.1 Yes.

Question 10: Should the written response from the LPA contain any other information?

10.1 No.

Question 11: Do you agree that 21 days provides the LPA with sufficient time to provide a written response that meets the requirements set out in paragraph 3.10?

11.1 In many cases this may be an appropriate timescale. However, more complex cases may require further time to provide a meaningful and constructive response and there needs to be flexibility to allow for this.

Question 12: Do you agree that the timescales and process for the pre-application meeting is appropriate?

12.1 Yes.

Question 13: Do you agree that the fee for the statutory pre-application service should be based on existing discretionary charges? If not, how should fees for the statutory pre-application service be calculated?

13.1 No comment.

Question 14: Should householder development proposals that are submitted to the statutory pre-application service be exempt from a fee?

14.1 Only if local authorities and consultees receive sufficient funding from Welsh Government (whether directly or indirectly) to provide an appropriate service.

Question 15: Do you agree with our definitions of “substantive response”?

15.1 Yes, provided that the provisions in paragraph 4.17(iv) requiring an explanation as to why new issues were not raised earlier do not in any way hinder the identification of all issues likely to affect the historic environment.

Question 16: Do you agree that 21 days is a reasonable timescale for statutory consultees to provide a “substantive response” to consultation requests?

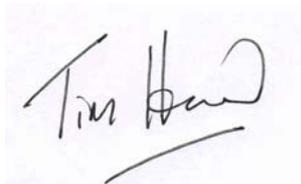
16. In many cases this may be an appropriate timescale to provide a “substantive response” on issues relating to the historic environment provided that sufficient information is provided by the developer. However, more complex cases may require further time to provide a meaningful and constructive response and there needs to be flexibility to allow for this.

Question 17: Do you have any comments on the content of the performance report?

17.1 No.

If there is anything further that I can do to assist please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tim Howard', with a horizontal line underneath.

Tim Howard LLB, Dip Prof Arch
Senior Policy Advisor